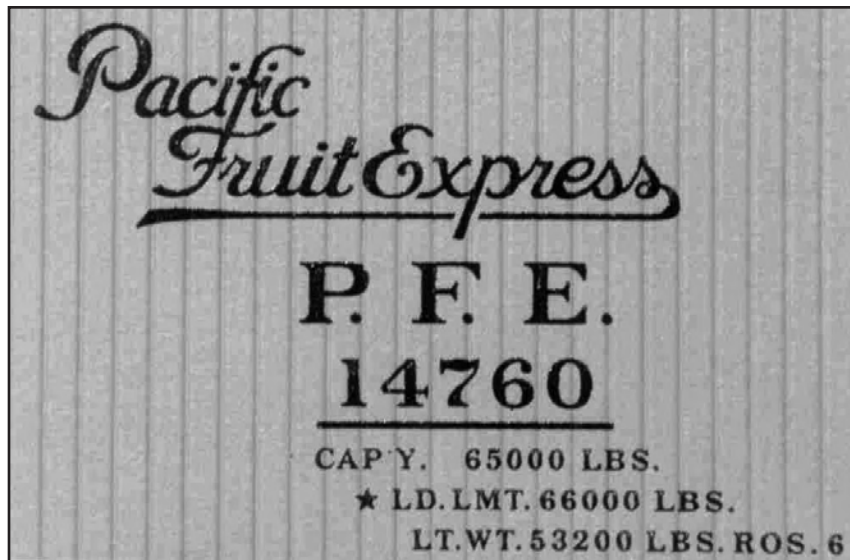




2. Setting

2.1 PLAN AREA HISTORY

The rolling hills of Placer County served as home to the Maidu Indians for over 500 years. The gold rush of 1849, however, permanently altered that landscape by introducing miners and settlers to the region. Roseville became the site of the junction between Central Pacific and California Central Railroads. It remained a small village serving farmers and ranchers until a train repair depot relocated from Rocklin into the area, changing Roseville into a bustling town.



In 1909, the first units of the Pacific Fruit Express Ice Plant were erected, and by 1920, it was known as the world's largest artificial ice plant. In fact, the name PFE Road is derived from the Pacific Fruit Express rail line that once delivered perishable fruits and vegetables from Placer County to often remote areas.

As new modes of transportation emerged, the Pacific Fruit Express railway finally became outdated. Consequently, farming that occurred along the PFE Road corridor gradually became less intense.

2.2 SITE DESCRIPTION

The Riolo Vineyard Specific Plan Area has historically been used for open space and agricultural purposes (both fallow and cultivated). Existing vegetation consists of native and exotic trees, grassland vegetation, agricultural crops, orchards, and vineyards. The Plan Area currently contains a small grove of almond trees and a vineyard, neither of which, at present, are actively harvested.

The three most significant natural features within the Plan Area are the Dry Creek riparian corridor, its associated floodplain, and the upland areas. The Dry Creek riparian corridor is heavily vegetated and will be preserved within more than 126 acres of dedicated open space. The remainder of the floodplain is sparsely vegetated, mostly with exotic grasses associated with historic agricultural use. The upland areas of the site are also vegetated predominantly by exotic grasses. Most of the existing trees in the upland area are located adjacent to Watt Avenue, Walerga Road, and PFE Road. The remaining trees are scattered throughout the rest of the site.



The topography of the Plan Area is characterized by upland areas in the southern portion of the site sloping downward to Dry Creek in the north. There is approximately 40 feet of elevation change from the highest to the lowest point on the site. The topography displays a pronounced edge between the upland area and the lower floodplain. Slopes range from ten to twenty percent along this edge. Interior to the upland area, slopes vary from one to five percent.

Small farming projects currently exist in portions of the site, including a truck farm in the northwest corner that will continue to operate as it has historically. Union Cemetery is also situated within the Plan Area. The cemetery is approximately two acres in size and is accessible from Watt Avenue.

The Existing Conditions are shown on Figure 2.1.

2.3 CONTEXT

The Community Plan designates lands south and east of the Plan Area as Low Density Residential (LDR), High Density Residential (HDR), Commercial (C), and Open Space (O). West and north of the Plan Area are designated Professional Office (P), and Open Space (O).

Doyle Ranch and Morgan Creek are two existing subdivisions located north of Dry Creek on both sides of Walerga Road. The Placer Vineyards Specific Plan area (consisting of approximately 5,200 acres) lies to the north and west of the Plan Area. The Silver Creek and Morgan Place subdivisions are also located adjacent to Riolo Vineyard, east of Walerga Road.

Located south of PFE Road and near the Walerga Road intersection is Antelope Springs Church and Wilson Riles Middle School. The Antelope community lies to the south, across the Sacramento County line, and is characterized by single-family residential development.



Compatibility with the surroundings plays a major role in the design for Riolo Vineyard. The land plan strives to minimize potential conflicts and inconsistencies with adjacent uses. Street patterns and utilities have been crafted to connect to adjacent plans, and extreme care has been taken to properly transition from one land use to another.

2.4 CURRENT OWNERSHIP

The overall Plan Area comprises approximately 526 acres and consists of 15 parcels. Eight of these parcels (approximately 323 acres) are controlled by PFE Investors, LLC. The seven remaining parcels maintain separate ownership. Among these is Parcel 23-200-057, which is currently designated Low Density Residential (LDR-DR) and Commercial (C) under the Community Plan and subject to a Williamson Act Contract. The owners of this parcel have filed a Notice of Non-Renewal and are currently proposing Medium Density Residential (MDR) development allowing up to 120 dwelling units. In order for development of this parcel to proceed, the Williamson Act contract would have to be cancelled or expire.

The Current Ownership as of the date of the Specific Plan adoption is shown on Figure 2.2.

2.5 SITE ZONING

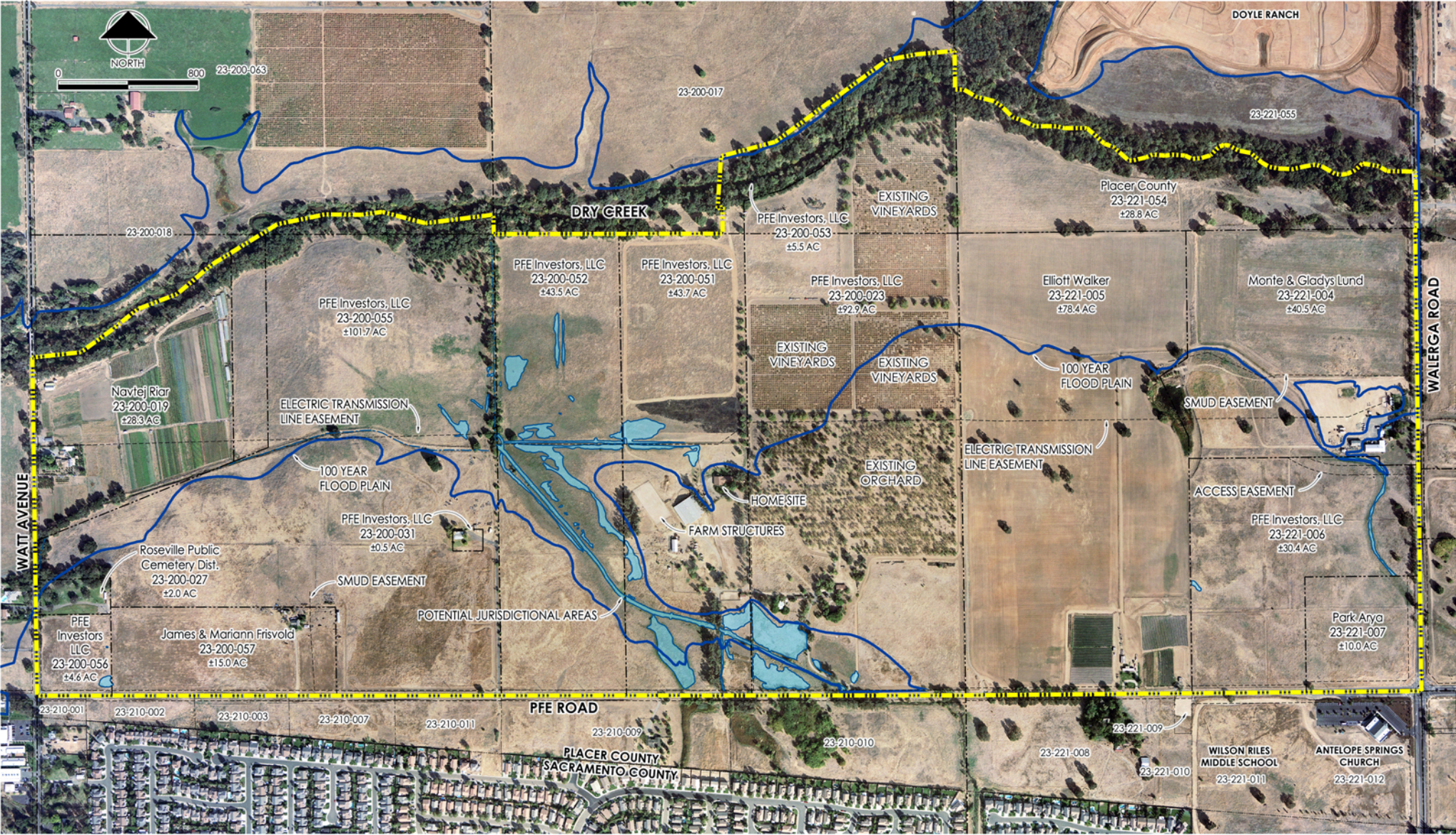
The Plan Area is currently zoned Low Density Residential (RS-AG-B-20-DR-PD=2), Open Space (OPD=2), and Commercial (C1-UP-Dc, and CPD-Dc), as listed in the Dry Creek West Placer Community Plan. The Riolo Vineyard Specific Plan includes proposed zoning classifications for the Plan Area described in Section 3.4.

Table 2.1 Specific Plan Area Assessor Parcels

Assessor Parcel Number	Owner	Approximate Gross Acreage
023-200-019	Navtej Riar	28.3
023-200-023	PFE Investors, LLC	92.9
023-200-027	Union Cemetery	2.0
023-200-051	PFE Investors, LLC	43.7
023-200-052	PFE Investors, LLC	43.5
023-200-053	PFE Investors, LLC	5.5
023-200-031	PFE Investors, LLC	0.5
023-200-055	PFE Investors, LLC	101.7
023-200-056	PFE Investors, LLC	4.6
023-200-057	James & Mariann Frisvold	15.0
023-221-006	PFE Investors, LLC	30.4
023-221-005	Elliott Walker	78.4
023-221-054	Placer County	28.8
023-221-004	Monte & Gladys Lund	40.5
023-221-007	Park Arya	10.0
Total		525.8

Note: Surveyed acreage differs slightly from Assessor Parcel acreages.

FIGURE 2.1 EXISTING CONDITIONS



LEGEND

- Specific Plan Boundary
- 100 Year Flood Plain
- Wetland Features

FIGURE 2.2 CURRENT OWNERSHIP

